

Morgan Hill RFQ - Exhibit A

Capacity Studies

(WRT/Solomon ETC Architects)



5 West Opportunity Sites

Residential: 428 Dwelling Units
Retail: 102,200 GSF
Commercial: 6,000 GSF
Parking: 642 Residential Spaces
210 Surface Spaces
Heights: 4 Stories (45')

VTA/City Site

Residential: 284 Dwelling Units
Parking: 426 Residential Spaces
560 Space VTA Garage
Heights: 3-4 Stories (45')

Downtown Opportunity Sites - *Maximum Capacity*



5 West Opportunity Sites

Residential: 281 Dwelling Units
 Retail: 104,000 GSF
 Commercial: 17,000 GSF
 Parking: 422 Residential Spaces
 22 Surface Spaces
 Heights: 1-4 Stories (20' – 50')

VTA/City Site

Residential: 222 Dwelling Units
 Parking: 333 Residential Spaces
 600 Space VTA Garage
 Heights: 3-4 Stories (45')

Downtown Opportunity Sites - *Medium Capacity*



Residential:	26 Dwelling Units
Retail:	12,700 GSF
Parking:	39 Residential Spaces
Heights:	3 Stores (40')

A1 - Block 2— Downtown Mall



Residential:	22 Dwelling Units
Retail:	7,700 GSF
Parking:	26 Residential Spaces 8 Surface Spaces
Heights:	3 Stores (40')

A2 - Block 3 - Monterey & E. 2nd



Residential:	65 Dwelling Units
Retail:	14,000 GSF
Parking:	97 Residential Spaces
Heights:	3 Stores (40')

B1 - Block 3 - Depot Center



Residential: 214 Dwelling Units
 Parking: 321 Residential Spaces
 600 Space VTA Garage
 (467 on existing lot)
 Heights: 4 Stories (45')

Block 18 – VTA / Caltrain

Morgan Hill RFQ - Exhibit B

Concept Renderings

(Art Zendarsky)





Morgan Hill RFQ - Exhibit C
Concept Design Drawings
Site B

(Henry Architects)



VIEW LOOKING SOUTH EAST

DATE: MAY 15, 2009
VICINITY MAP, SITE PLAN
RENDERING

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Preliminary Design :
Cinema, Retail, and Office Building
for the
City of Morgan Hill
East 2nd Street and Monterey Street
Morgan Hill, Ca



PRELIMINARY DESIGN:

CINEMA, RETAIL , and OFFICE BUILDING



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SHEET A1

PROGRAM

GROUND LEVEL:

1. MAINTAIN EXISTING ON GRADE PARKING (BUILD OVER THE 10P)
PROVIDE 8 DESIGNATED PARKING SPACES FOR OFFICE USE
PROVIDE DISABLED PARKING IN THIS AREA
2. PROVIDE ± 8,000 S.F. OF RETAIL SPACE
3. PROVIDE ENTRY TO CINEMA AND OFFICES
4. REUSE EXISTING GRANADA CINEMA SIGN AND MARQUEE
5. PROVIDE TICKET BOOTH AT GROUND LEVEL FOR CINEMA
6. RESOLVE FLOOD PLAIN REQUIREMENTS

SECOND LEVEL:

1. PROVIDE 20' FLOOR ELEVATION ABOVE GRADE FOR TALL RETAIL SPACES BELOW
2. PROVIDE CINEMA LOBBY, RESTROOMS AND 4 AUDITORIUMS AT THIS LEVEL WITH ELEVATOR AND ESCALATOR ACCESS.
3. PROVIDE OUTSIDE EATING SPACE FOR CINEMA LOBBY
4. PROVIDE AS MUCH OFFICE SPACE AS FEASIBLE ON THIS LEVEL WITH ELEVATOR ACCESS AND RESTROOMS

THIRD LEVEL:

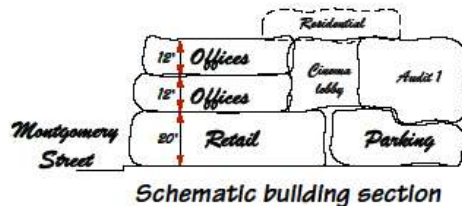
1. PROVIDE PROJECTION MEZZANINE AS NEEDED WITH STORAGE
2. PROVIDE AS MUCH OFFICE SPACE AS FEASIBLE ON THIS LEVEL WITH ELEVATOR ACCESS AND RESTROOMS

FOURTH LEVEL: (ADDED LATER IN THE PROCESS)

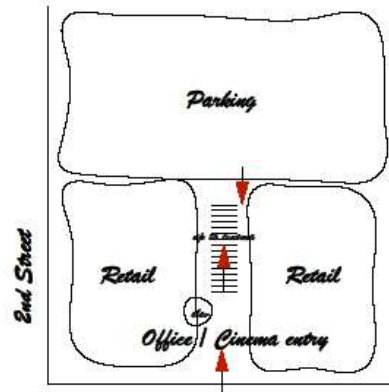
1. PROVIDE RESIDENTIAL UNITS GENERALLY SET BACK FROM THE EDGE OF THE BUILDING ALONG 2ND AND MONTEREY.

ARCHITECTURAL CHARACTER:

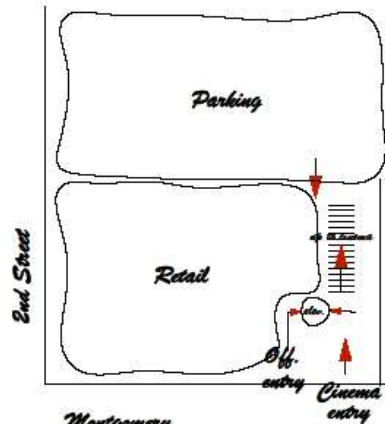
1. NO SPECIFIC ARCHITECTURAL CHARACTER WAS ESTABLISHED OTHER THAN TO FIT IN WITH THE GENERAL COMMUNITY



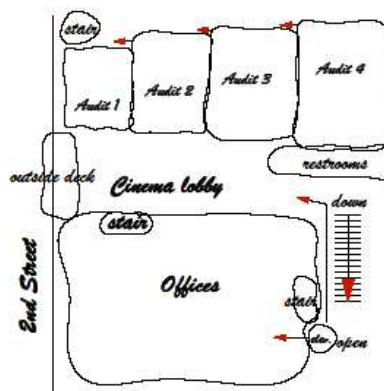
BUBBLE DIAGRAMS



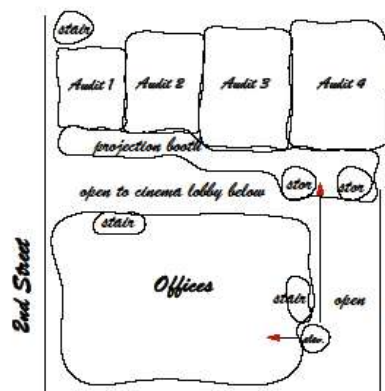
Montgomery
Option 1 G.F.



Montgomery
Option 2 G.F.



Option 2 2nd level



Option 2 3rd level

DATE: MAY 15, 2009

PROGRAM AND
BUBBLE DIAGRAMS

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SHEET

A2

DATA:

AREAS:

GROUND FLOOR GROSS AREA	= ±23,330 S.F.
1. PARKING	= ±12,812 S.F.
2. RETAIL (LEASABLE)	= ±5,804 S.F.
3. CINEMA(LEASABLE)	= ±756 S.F.
4. OFFICE	= ±585 S.F.
5. CIRCULATION / MISC.	= ±2,517 S.F.

SECOND FLOOR GROSS AREA	= ±19,844 S.F.
1. CINEMA LEASABLE	= ±12,252 S.F.
DECKS / WALKS	= ±650 S.F.
2. OFFICE LEASABLE	= ±5,191 S.F.
(MULTI TENANT)	
3. OFFICE RENTABLE	= ±5,991 S.F.
4. COMMON SPACE / CIRC.	= ±951 S.F.

THIRD FLOOR GROSS AREA	= ±9,475 S.F.
1. CINEMA LEASABLE	= ±2,353 S.F.
2. OFFICE LEASABLE	= ±5,351 S.F.
(MULTI TENANT)	
3. OFFICE RENTABLE	= ±6,151 S.F.
4. COMMON SPACE / CIRC	= ±971 S.F.

FOURTH FLOOR GROSS AREA	= ±7,130 S.F.
(EXCLUDING COURT)	
1. RESIDENTIAL UNIT 1	= ±2,315 S.F.
2. RESIDENTIAL UNIT 2	= ±1,678 S.F.
3. RESIDENTIAL UNIT 3	= ±2,519 S.F.
4. COMMON SPACE / CIRC	= ±518 S.F.

CODES:

OCCUPANCY GROUPS: (2007 CBC)

A-1 CINEMA
A-2 RESTAURANT
B OFFICES
M RETAIL
R-2 RESIDENTIAL APTS.
S-2 PARKING GARAGE (OPEN)

OCCUPANCY SEPARATIONS: (TABLE 508.3.3)

S-2 TO A - NO SEPARATION IF FULLY SPRINKLERED, 1 HR IF NO SPRINKLERS
S-2 TO M - 1 HR IF FULLY SPRINKLERED, 2 HR IF NO SPRINKLERS
A TO M - 1 HR IF FULLY SPRINKLERED, 2 HR IF NO SPRINKLERS
A TO B - 1 HR IF FULLY SPRINKLERED, 2 HR IF NO SPRINKLERS

CONSTRUCTION TYPE: III-A

RESTROOM REQUIREMENTS: (2007 CPC)

CINEMA:

OCCUPANTS:

FIXED SEATING	= 477
LOBBY / DECK	= 295
STOR. / CONCESSION / OFFICE	= 4
PROJECTION / STORAGE	= 8
TOTAL	= 784 OCCUPANTS

WOMEN'S R.R. REQUIREMENTS: (392 OCCUPANTS)

TOILETS	= 11 (UNDER 400 OCCUPANTS)
LAVS	= 2 (UNDER 400 OCCUPANTS)

MEN'S R.R. REQUIREMENTS: 392 OCCUPANTS

TOILETS	= 3 (UNDER 400 OCCUPANTS)
URINALS	= 3 (UNDER 400 OCCUPANTS)
LAVS	= 2 (UNDER 400 OCCUPANTS)

OFFICES:

OCCUPANTS (SINGLE OCCUPANT PER FLOOR) 3RD FLOOR MAXIMUM AREA
TOTAL OCCUPANTS = 5,826 S.F. / 100 = ±60 OCCUPANTS

WOMEN'S R.R. REQUIREMENTS: (30 OCCUPANTS)

TOILETS	= 3 (UNDER 50 OCCUPANTS)
LAVS	= 1 (UNDER 200 OCCUPANTS)

MEN'S R.R. REQUIREMENTS: (30 OCCUPANTS)

TOILETS	= 1 (UNDER 100 OCCUPANTS)
URINALS	= 1 (UNDER 100 OCCUPANTS)
LAVS	= 1 (UNDER 200 OCCUPANTS)

DATE: MAY 15, 2009

DATA & CODES

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SHEET

A3

GROUND FLOOR PLAN

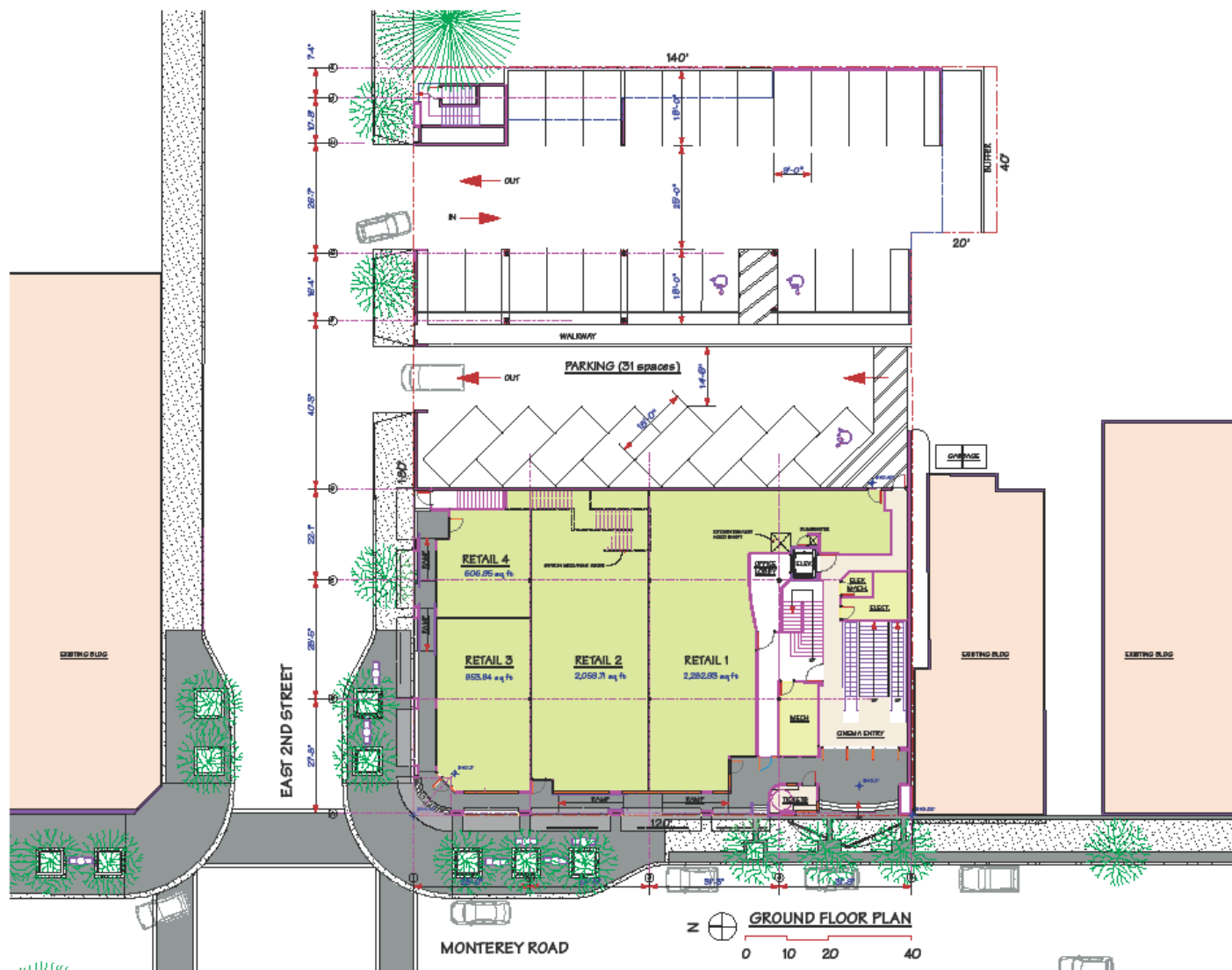
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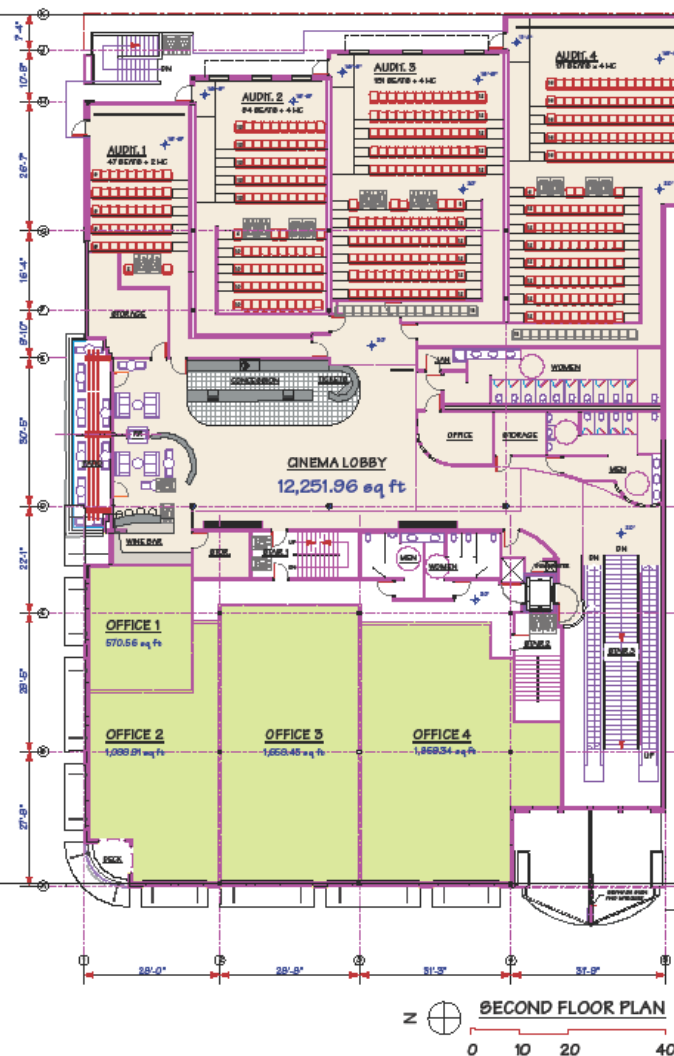
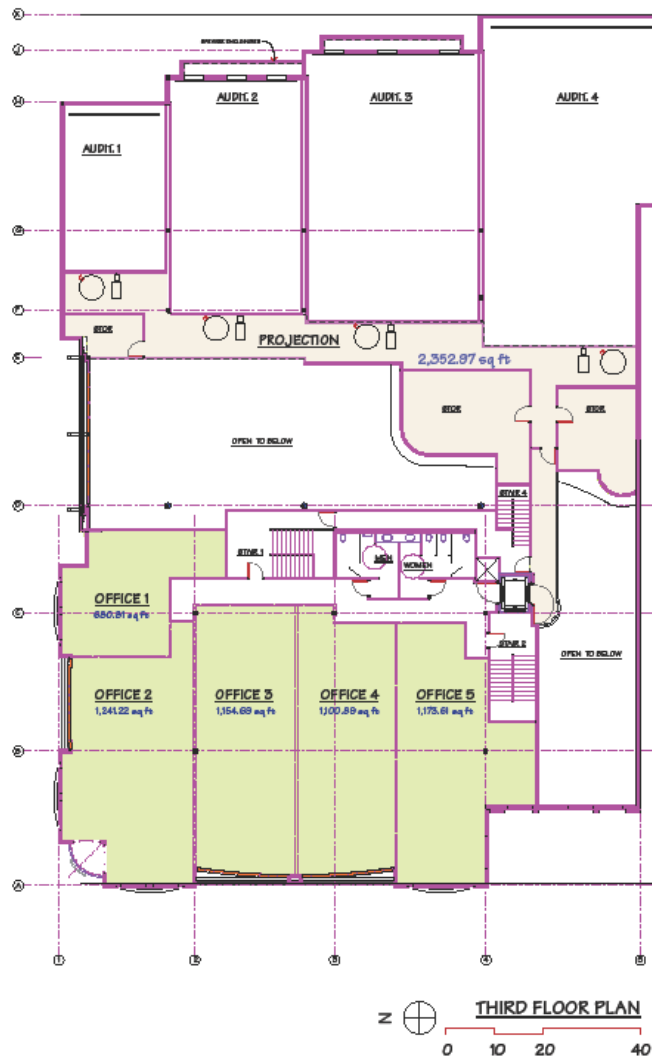
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2ND AND 3RD FLOOR PLANS

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4TH FLOOR PLAN

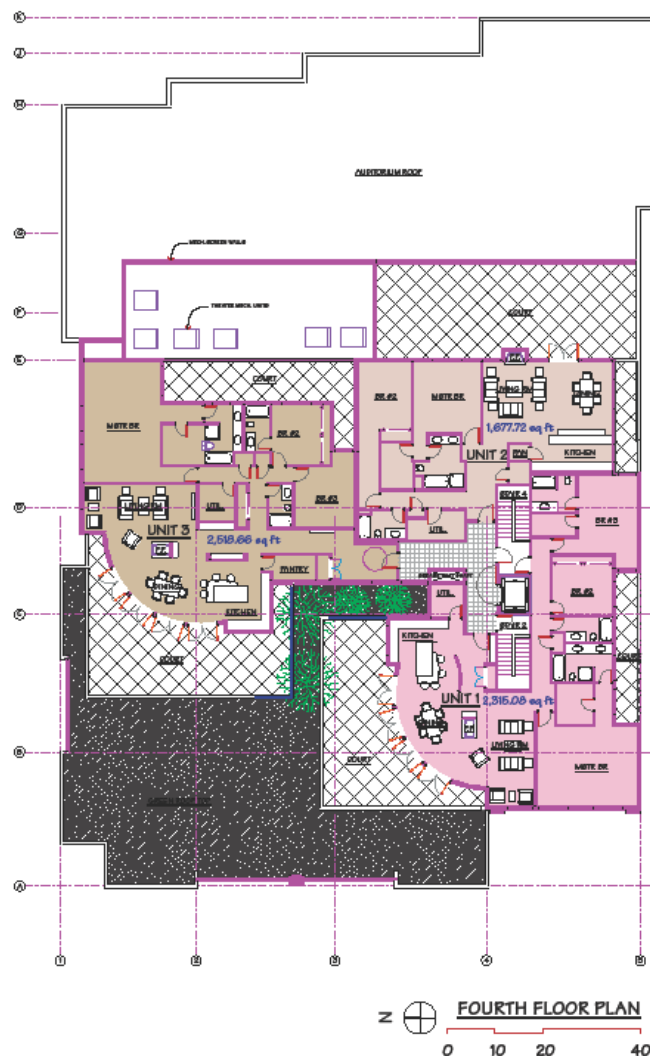
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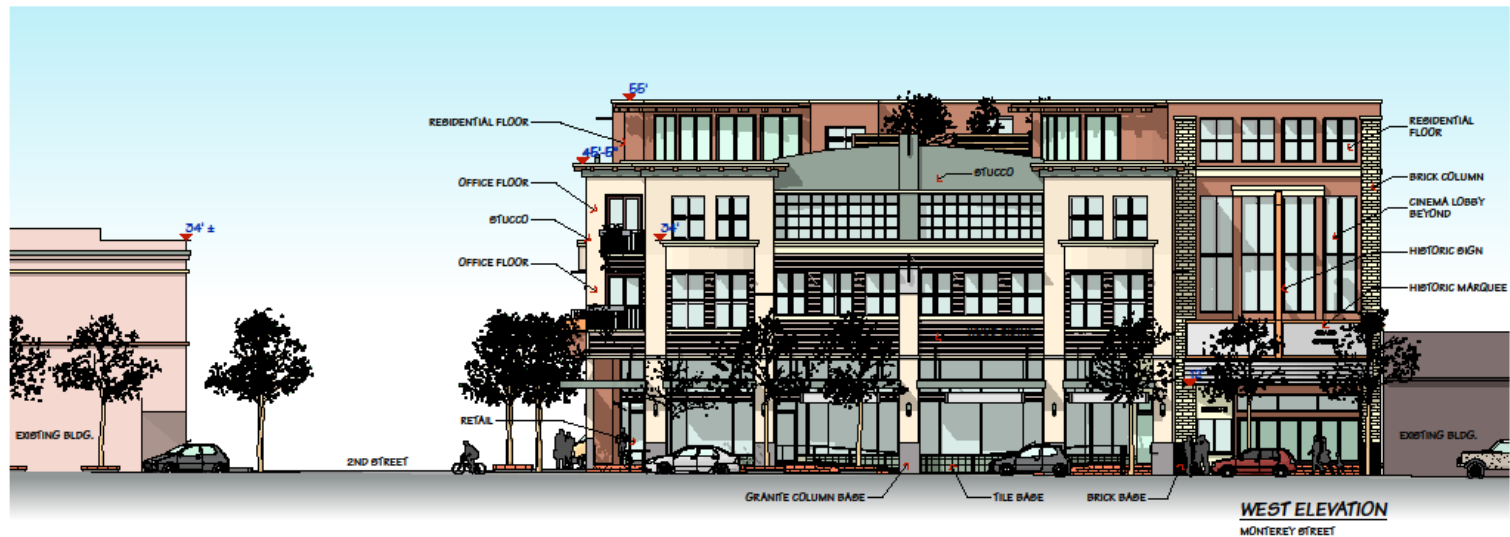
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SCHEME 2 ELEVATIONS

SCALE: 1/16" = 1'-0"

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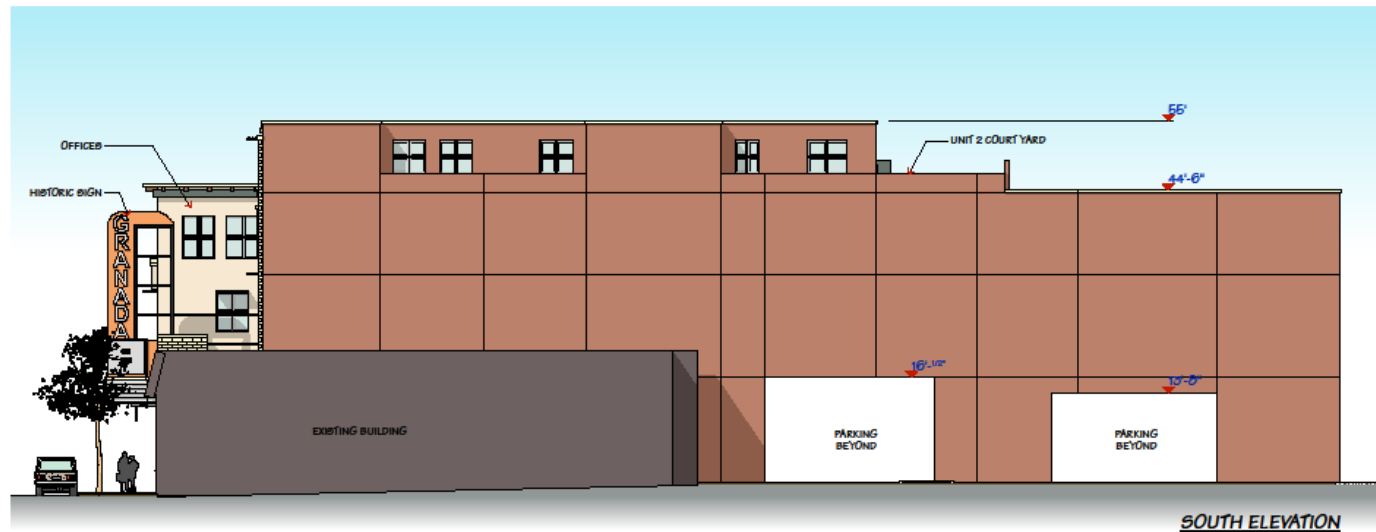
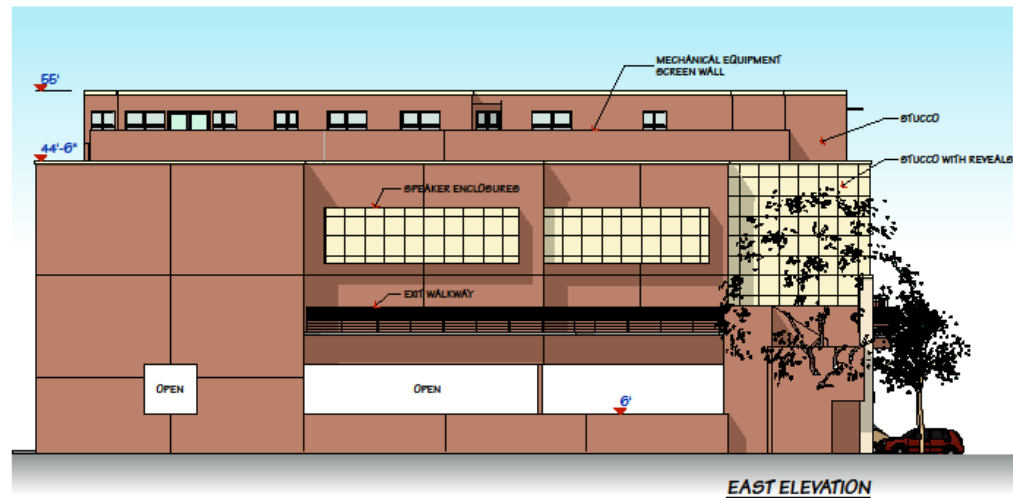
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SHEET **A7**



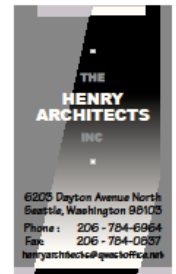
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SCHEME 2 ELEVATIONS

SCALE: 1/16" = 1'-0"

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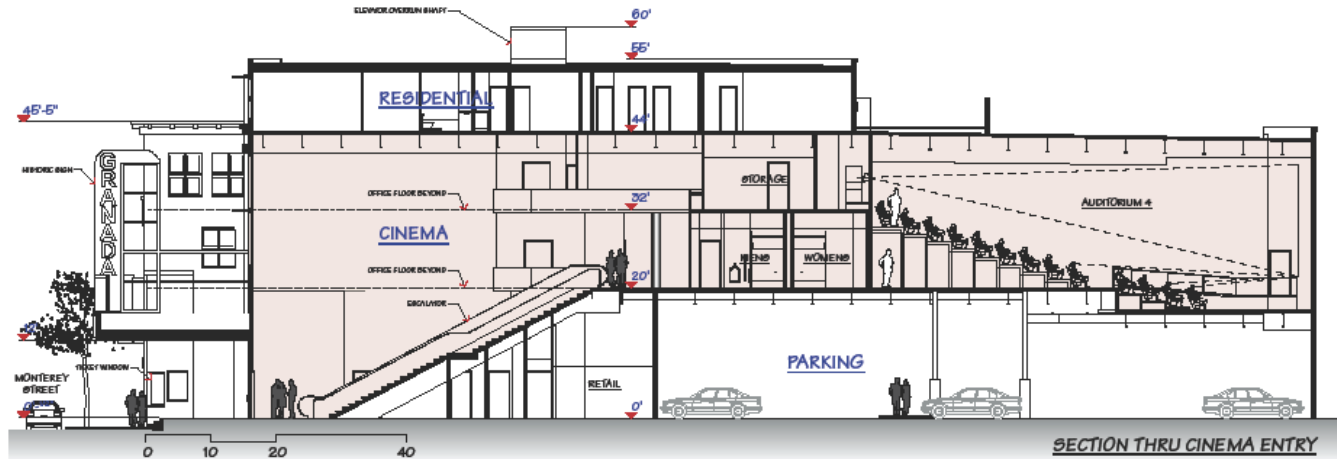
SHEET **A8**

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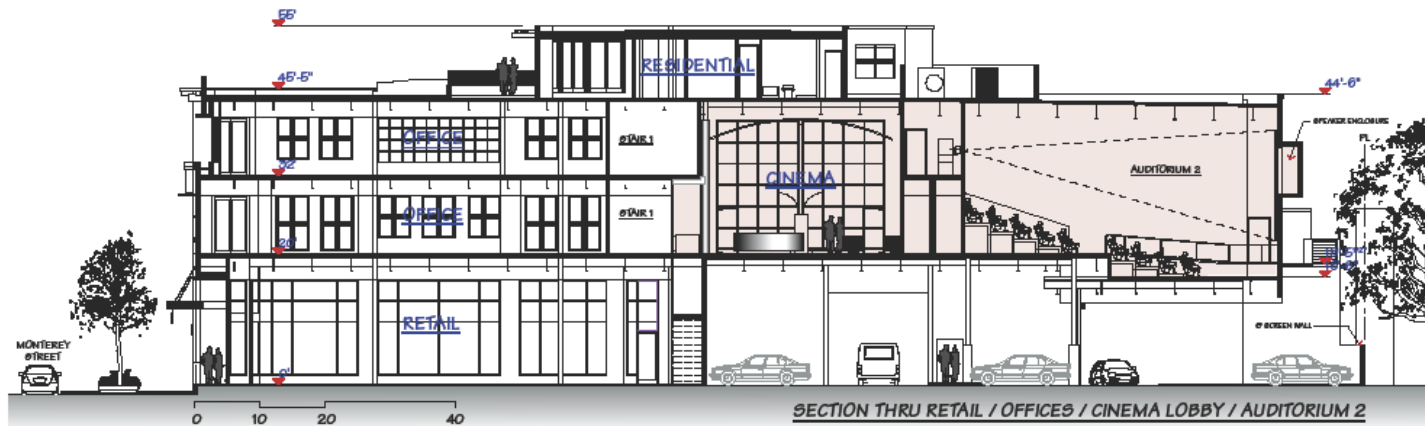
BUILDING SECTIONS

SCALE: 1/16" = 1'-0"

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DATE: MAY 15, 2009
RENDERING VIEW 1

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VIEW 1 LOOKING SOUTH EAST

SHEET A10



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RENDERING VIEW 2

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VIEW 2 LOOKING NORTH

SHEET A11

VIEW 5 LOOKING SOUTH WEST



DATE: MAY 15, 2009
RENDERINGS 3, 4 & 5

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VIEW 4 CORNER VIEW



VIEW 3 LOOKING SOUTH

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SHEET A12

Morgan Hill RFQ - Exhibit D

Engineering Survey

Block 2 – Site A

(Chappell Engineers)

Morgan Hill RFQ - Exhibit E

Engineering Survey

Block 3 – Site B

(Chappell Engineers)

Morgan Hill RFQ - Exhibit F
City-wide & Downtown Retail
Strategy

(DT Implementation Workshop
January 20, 2009)

Retail Competition

- City-wide Strategy

focus on auto dealerships + interested national & regional retailers
(eg: Trader Joes, DSW Shoes)

- Local Competition

4 Major Shopping areas:

(1) Monterey/Tennant; (2) Dunne/101; (3) Cochrane/101; (4) Downtown

- Three Theater Sites

- Tennant Station (11 screens – 1,333 seats) – just added 3 screens & 430 seats

- Cochrane Commons (16 screens, 3,000 seats) – approved

- Downtown Granada (2 screens – 400 seats) - vacant

Downtown Retail Strategy

- Specific Plan Identifies

Restaurants – Entertainment – Food & Grocery - Bakeries – Produce – Wine & Cheese – Home Furnishings – Niche shops

- Suggested Downtown ANCHOR Strategy

- Create 5 viable “anchor-type” retail spaces on 5 key corners
- Anchors would be:
 - operators with other locations: either regional or sub-regional
 - Preferably not restaurants as anchors
 - Examples: Sports (SkateBoard shop), Kitchenware, Health (spa, yoga), others
 - Not likely to be international or national retailers
(e.g. Nordstrom, Crate & Barrel, Best Buy, Office Depot, Barnes & Noble, Sports Authority, Michaels – to name just a few)

Morgan Hill RFQ - Exhibit G

Ground Floor Retail Overlay District

(Downtown Specific Plan)



Ground Floor Retail Overlay

Figure 6

Morgan Hill RFQ - Exhibit H

Cinema Letter of Interest

(CineLux Theatres Co. Co. LLC)



September 22, 2009

Mayor Tate
City of Morgan Hill
17555 Peak Ave.
Morgan Hill, CA 95037

Dear Mayor Tate:

We have enjoyed working with you and the City Staff, with the collaborative effort to bring filmed entertainment to Downtown Morgan Hill. CineLux Theatres understands the community and is proud to provide a state-of-the-art movie-going experience at our existing cinema complex in Morgan Hill. We have cultivated an upscale audience at our CineLux Tennant Station Stadium 11 in Morgan Hill. We could move this audience to Morgan Hill's downtown.

Please understand that because of the (limited) population draw of Morgan Hill, the successful operation of a movie theatre in its downtown will be challenging, but certainly achievable under the correct economic circumstances. Through our existing presence, our plan would be to operate both theatres in unison. We are confident that with additional movie offerings and a unique downtown cinema, we can expand the market we serve in Morgan Hill by operating CineLux Tennant Station Stadium 11 in conjunction with Morgan Hill's downtown.

CineLux Theatres looks forward to the opportunity of exhibiting our industry's best films at both the "existing Granada Theatre" and ultimately at the "New Granada Theatre." This would be achieved by delicately balancing the films between our CineLux Tennant Station Stadium 11 and at the downtown venues. CineLux Theatres is an expert at both new cinema development as well as renovation to existing and historic cinemas. We do have successful experience with working with the Redevelopment Agencies of Alameda County and the City of Brentwood.

CineLux Theatres currently operates 33 screens at seven locations. CineLux Theatres was founded in 1969 and its current President, Paul Gunsky has 30 years of experience in the motion picture theatre industry.

We look forward to the opportunity to bring our industry's best films to downtown Morgan Hill. Please don't hesitate to contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Gunsky", written over a horizontal line.

Paul Gunsky
CineLux Theatres Co., LLC